

5/15/06 - Monday, May 15, 2006

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of May 15, 2006

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Vande Loo, Larson, Davis, FitzGerald, Kayser, Waedt

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Levandowski.

1. **CONDITIONAL USE PERMIT (CZ-0613)** “ **Garage, 213 Oakwood Place**

David Peterson has submitted a request to allow a detached garage in excess of accessory use standards at 213 Oakwood Place. The proposed garage will be approximately 25 feet in height, with a cupola that is higher but is exempt from height standards. The size of the garage is 1,480 square feet. The Landmarks Commission has approved the structure.

Dave Peterson, architect, appeared in support. He noted that extra space will be used for artist studio and there will be water to the building. He showed the revised building elevation based on Landmarks Commission approval.

No one appeared in opposition.

Mr. Larson moved to approve the request with the height to 25TM. Mr. Vande Loo seconded and the motion carried.

2. **CONDITIONAL USE PERMIT (CZ-0615)** “ **Garage, 2616 Eagle Terrace**

Rick Parmeter has submitted a request to allow a garage in excess of accessory use standards at 2616 Eagle Terrace. A building permit was issued for this residence with a shop area next to the garage. The applicant does not wish to construct the separation wall, which results in the garage being about 1,200 square feet in size.

No one appeared in opposition.

Mr. Vande Loo moved to approve the request. Mr. Waedt seconded and the motion carried.

3. **ALLEY VACATION** “ **Hillside Dental Office Area**

Mr. Genskow presented a request from abutting property owners to vacate the alley between their properties of 507 and 511 Main Street. The alley has never been constructed and there are no public utilities in the alley. There are private electrical utilities within the right-of-way. Only a small portion of the alley was built off Main Street which functions as a driveway for 511 Main Street.

Dr. Chris Johnson, Hillside Dental, spoke in support. He presented pictures which show the severe topography of the right-of-way.

Mr. Larson moved to recommend the alley vacation. Mr. FitzGerald seconded and the motion carried.

4. **EASEMENT** “ **AT&T, Ferry Street**

Mr. Genskow presented a request from AT&T to grant a new easement for telephone equipment on City-owned property at the intersection of Ferry Street and Crescent Avenue adjacent to the Chippewa River. A recent survey indicated that some equipment was outside the existing easement.

No one appeared in opposition.

Mr. Vande Loo moved to recommend approval. Mr. Davis seconded and the motion carried.

5. **FINAL PLAT (P-3-06)** “ **Final Condo Plat, Southvilla Condos**

Mark Held has submitted the final condo plat for the 1st Addendum to Southvilla Condominiums located at the northeast corner of Damon Street and Boardwalk Street. The final condo plat is consistent with the approved preliminary condo plat. The plat created 15 duplex condos that match the existing condos under construction on the south side of Damon Street.

Mark Held appeared in support.

Mr. Vande Loo moved to recommend approval with the condition listed in the staff report. Mr. Waedt seconded and the motion carried.

6. **FINAL PLAT (P-4-06)** “ **Final Plat, Village Terrace**

and

FINAL PLAT (P-5-06) “ **Final Plat, Village Terrace Condominiums**

Landmark Company has submitted the final plat for Village Terrace located on the south side of Golf Road, east of Oakwood Hills Parkway. The final plat is consistent with the approved preliminary plat for 15 lots for single-family development. The conservancy area and 20% slope areas are shown.

Landmark Company has also submitted the final plat for Village Terrace Condominiums located on Lot 16, south of Golf Road. The final plat is consistent with the approved preliminary plat for 9 duplex condos. The 20% slope is legally defined on the plat.

Mr. Davis moved to recommend approval of the final plat for Village Terrace. Mr. Vande Loo seconded and the motion carried. Mr. Vande Loo moved to recommend approval of the final condo plat for Village Terrace Condos with the condition listed in the staff report. Mr. Waedt seconded and the motion carried.

7. **SITE PLAN (SP-0616) “ South Point Shopping Center**

Lien and Peterson Architects has submitted a revised site plan for a clothing retailer and future retail space at South Point Shopping Center on the east side of Mall Drive. Mr. Tufte noted that an existing Certified Survey Map shows 30TM wide access easements for this entire shopping center and the property to the north and south. The proposed buildings are located on the easements, which will have to be amended. The private drives do not follow the access easements. The entrance from Mall Drive has been changed to a 46TM wide access for four lanes and a looped access drive through the north part of the center. The new truck entrance/exit on Mall Drive has been widened to 36TM. Sidewalk connections have been provided through the development.

Dean Larson, developer, appeared in support. He noted that the surveyor will be designing the turns in the parking lot to allow for bus maneuvers. He added that he has no problem with providing additional trees or plantings along Mall Drive area between the screening fence and Mall Drive as requested by the commissioners.

Mr. Waedt moved to approve the site plan with the conditions listed in the staff report, adding that the developer, with City Forester approval, provide additional tree screening within the boulevard area between the screening fence and the roadway. Mr. Davis seconded and the motion carried.

8. **SITE PLAN (SP-0618) “ Messiah Lutheran Church Addition**

Architectural Design Group has submitted a site plan for an addition with parking for Messiah Lutheran Church at 2015 N. Hastings Way. The site plan shows a new sanctuary addition to the west wall of the existing building, with seating capacity for 500. The total parking shown on the site plan with the expansion is 109 stalls. A home has been relocated from the site of the addition.

Disa Wahlstrand, Ayres Associates, appeared in support.

Mr. Vande Loo moved to approve the site plan with the conditions listed in the staff report. Mr. FitzGerald seconded and the motion carried.

9. **SITE PLAN (SP-0619) “ White Oak Commons Parking**

Ayres Associates has submitted a site plan for a parking lot for Outback/White Oak Commons located at the northwest corner of Commonwealth Avenue and Keystone Crossing. Also submitted was a conceptual plan illustrating a future shopping center for this property. At this time the applicant is requesting approval of the parking plan only. The site plan shows a 137-stall parking lot with access, which matches access for Outback.

Disa Wahlstrand, Ayres Associates, appeared in support. She noted that they will look at the sidewalk access to the public streets when submitting the final for the shopping center.

Mr. Vande Loo moved to approve the site plan with the conditions listed in the staff report. Mr. FitzGerald seconded and the motion carried.

10. **DISCUSSION “ Zoning Board of Appeals Proposed Amendment**

Mr. Tufte presented a request from the Zoning Board of Appeals to initiate an amendment to the Zoning Code, Chapter 18, to reflect the amended Rules and Regulations of the Zoning Board of Appeals. Recent law changes in Wisconsin, because of a court case, require approval of an appeal by only a simple majority rather than the 4/5 vote as previously required in Eau Claire. To accomplish this change an amendment to the Zoning Code is needed. It was the consensus of the commission that staff prepare such an amendment.

MINUTES

The minutes of the meeting of May 1, 2006, were approved.

Fred Waedt

Secretary